

HINES 1

DESCRIPTION OF PART OF THE SAMUEL HINES LANDS,
FIRST DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the northeast side of Md. Rte. 291 (40' wide), said point being the westernmost corner of the herein described lands and the southernmost corner of the lands of Eugene F. Deems, Jr.; and running, thence, by and with said Deems lands N 34 18 40 E - 366.17' to an iron pipe and N 34 18 40 E - 23' to the centerline of a stream near where it empties into Cypress Branch; thence, by and with other lands of Hines (Parcel 1 in deed RAS 41, folio 297) S 46 30 40 E - 259.28' to another lot of Hines (WHG 2, folio 295); thence, by and with said lot S 32 48 30 W - 340.98' to the northeast side of Md. Rte. 291; thence, by and with the northeast side of said road N 57 11 30 W - 265.00' to the place of beginning. Containing in all 2.181 acres of land, more or less.

April 20, 1995.

William R. Nuttle.

HINES 2

DESCRIPTION OF PART OF THE SAMUEL HINES LANDS,
FIRST DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the northeast side of Md. Rte. 291 (40' wide), said point being the southernmost corner of the herein described lands and a corner of the lands of Claude Everett; and running, thence, by and with the northeast side of said road N 57 11 30 W - 240.38' to other lands of Hines (Parcel 2 in the deed RAS 41, foilio 297); thence, by and with said Parcel 2 N 32 48 30 E - 340.98' to Parcel 1 of the same deed; thence, by and with said Parcel 1 of the Hines lands S 46 30 40 E - 308.29' to the lands of Claude Everett; thence, by and with said Everett lands S 45 14 20 W - 290.65' to the place of beginning. Containing in all 1.969 acres of land, more or less.

April 20, 1995.

HINES 3

DESCRIPTION OF PART OF THE SAMUEL HINES LANDS,
FIRST DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the east side of an abandoned road, said point being the southernmost corner of the herein described lands, the easternmost corner of a tract of land owned by Samuel Hines described in the deed WHG 2, folio 295, and on the line of the lands of Claude Everett, said point being, further, N 45 14 20 E - 290.65' from an iron pipe on the northeast side of Md. Rte. 291 (40' wide); and running, thence, by and with two tracts of Samuel Hines described in the deed WHG 2/295 and Parcel 2 in the deed RAS 41/ 297 N 46 30 40 W - 567.57' to a point in the center of a stream flowing into Cypress Branch and the lands of Eugene F. Deems, Jr.; thence, by and with the center of said stream N 49 48 30 W - 80.13' to the center of Cypress Branch and the lands of Wick Bros. Ltd.; thence, by and with the center of Cypress Branch which is the division line between the herein described lands and the lands of Wick Bros. Ltd. the seven following courses and distances: (1) N 02 36 20 E - 123.59', (2) N 53 21 30 E - 128.32', (3) S 65 31 50 E - 260.16', (4) N 63 22 40 E - 663.04', (5) S 60 00 20 E - 52.73', (6) N 85 22 20 E - 64.21', and (7) N 66 37 20 E - 195.44' to the lands of John L. Burns; thence, by and with said Burns lands S 36 45 40 E - 56.00' to an iron pipe and S 36 45 40 E - 44.48' to an iron pipe and the lands of Claude Everett; thence, by and with said Everett lands S 45 14 20 W - 1146.88' to the place of beginning. Containing in all 10.721 acres of land, more or less.

April 20, 1995.

William R. Nuttle.

formerly Thos
McLaughlin

Parcel 2 of Hines - 2 acres - see JKH 10/525
from Isaac M. Jones & Rebecca McLaughlin
Index Thos. McLaughlin prior to 1872
JFG1/605 from Thos. Walker

Begin at - - on rd. near head of gulley
W'd E'd to Wm. Chambers (col)
N'd. to James Hunt
W's to Greenwood (now Hunt)
W's SE to Walker
across strip of Walker to begin

Sam'l Hines, Jr. WHG2/295 from Rasin
Begin at lower line of lot of Sam. Hines
W'd line to stream
W's to upper line of Wm. Roe, Jr.
W's to rd.
W'd to begin
2 acres.

Deems 181/140

Parcel III - 60 x 300 lot on N side Mill - Clayton Rd.

Beni SB12/329

Begin N side post rd. at cor. Geo Papi
W'd Papi to stream
W'd stream to Samuel Cole
W'd Cole to rd.
W'd to begin

Stones to
John
Combs
Papi

Index Thos. Walker prior to 1854

JR1/ 543 X

2 84 X

many conveyances

Hines - from Rasin WHG 2/295 - 2 acres

PAS 34/100 Hines to Rasin

JTD 14/356 Beck to Hines

JKH 12/427 Jones, administrator of Thos McLaughlin to Henry Pipes

Run Daniel & Stevens prior to SB 12 1888

SB 9/453 to Samuel Cole - lot at bridge - Johnson lot

Deeds

no other deeds found

Chain Seago

EHP 39/683 - Flamer to Annie Walker

WHG 6/494 Burrell to Flamer

PPA 9/548 Gibbs to Purnell

JTD 31/109 Comegys Pipes to Gibbs

Being part of Daniel Stevens to John W. & Comegys R. Pipes

SB 12/329 - same as Deems descrip

Chain Hines PAS 41/297

SGF 3/154 - Heirs of Thos. McLaughlin to Hines

Run Thos. McLaughlin prior to 1895

JFG 1/605

"Beginning at top of sand hill on road ---"

Parcel 2 of Hines

Claude Everett WHG 12/543

Parcel 1

Begin stone at cor. Thos. Walker ^{lot on N side rd.} on N side of main road
and opp. James Brown

N $65\frac{3}{4}^{\circ}$ E - 64.12 to Myers.

N 40° E - 77.88

w/ Myers N $40\frac{1}{4}^{\circ}$ W - 52.5

S 40° W - to begin

Parcel 2

--- S $52\frac{1}{4}^{\circ}$ E - 38.76 to main rd.

w/ N 37° E - 30

N 40° E - 21.6

Parcel 3 - 50 acres adjacent to M^cLaughlin
poor descrip

Begin stone at SE cor. heirs of Wm. M^cLaughlin
on rd.

w/ rd east to Locust & Deborah Turner

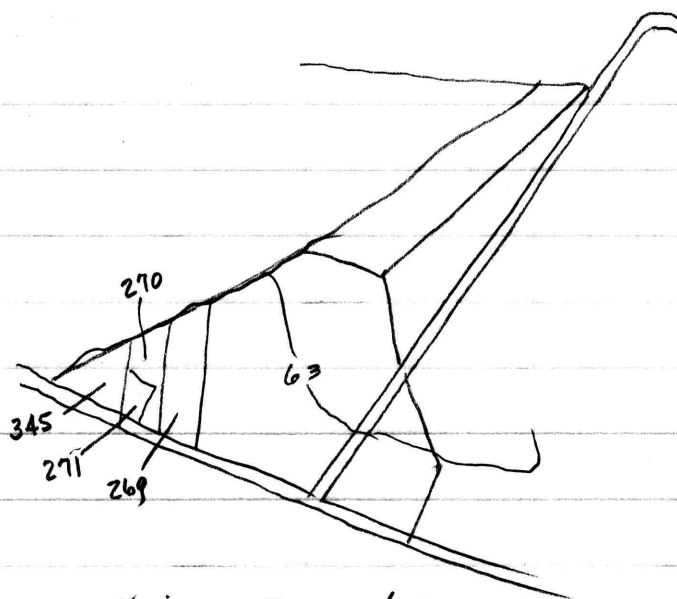
w/ same ~~in~~ to James Hurtt

w/ to Mill Pond. and stone cor. M^cLaughlin

w/ to begin

50 acres

MAP 32



- | | | |
|-------|-----------------|------------|
| 63 | Samuel Hines | RAS 41/297 |
| ✓ 269 | " " | WHG 2/295 |
| ✓ 270 | Eugene F. Deems | 181/140 |
| ✓ 271 | Donald W. Seago | 268/62 |
| ✓ 345 | Wm. C. Johnson | 198/70 |

Johnson - 198/70

Parcel 3

Begin bridge on rd.
 W/rd. E 94 yards to cross fence
 W fence to branch within 3' of second bench
 making about 60 or 70 yds.
 W branch to bridge

Numbers
Land

Seago 268/62

Begin rd at corner of ^{Trunk} Numbers
 W/ Numbers N 11 1/4° E - 144 to Pipes lot

W/S 35 1/2° E - 92

W/S 52 1/2° W - 120 to rd.

W/S N 61° W - 48 to begin

mortgage sale of
 John Clarence North
 Exp 39/683

279.84
Begin E side private road 16.96 from pt at the
entrance of said road (cor. of original tract and 56⁹²⁴ p.
from 1st line upright at E end of bridge of ~~f~~ over

Cypress Branch

1213.41 ✓
w/ Spayd. N 41° E - 73.54 to stone "B 37"

N 48° W - 6⁹⁹ to Cypress Branch

w/s 543³/₄° W - 8.8 145.2

566° W - 5.28 87.12 ✓

N 78° W - 8.28 136.62 ✓

542¹/₂° W - 6.48 106.92 ✓

557³/₄° W - 9 148.50 ✓

561° W - 21.6 356.40 ✓

588¹/₄° W - 7.84 129.36 ✓

N 56¹/₄° W - 6.96 114.84 ✓

580° W - 7.24 119.46 ✓

533³/₄° W - 10.9 179.85 to corner of original tract

693 sold off in lots
w/s 550³/₄° E - 42 to beginning

10 A 78 P.

And was duly recorded by,

Notary Public.

Robt. A. Shallen Clerk.

RAS 41/297

Albert Demby, and
Elizabeth Demby, his wife

TO

Samuel Hines, Jr. et al

Be it Remembered that on this 21st day of October,
1946, there was filed to be recorded among the Land
Records for Kent County, a DEED, which is in the
following words, to wit:

\$\$\$\$\$
* U.S.I.R. *
* \$1.10 *
\$\$\$\$\$

THIS DEED, Made this 26th day of October in the year one thousand
nine hundred and forty-six by and between Albert Demby and Elizabeth Demby,
his wife, of Queen Anne's County, and State of Maryland, of the one part, and Samuel
Hines, Jr., and Howard Hines, Philadelphia, State of Pennsylvania, Cornelius Hines and
Carl E. Hines, Sharon Hill, Pennsylvania, Peral Cain, Barclay, Queen Anne's County,
Maryland.

WITNESSETH, that in consideration of the sum of Seven hundred (\$700.00)
dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Albert
Demby and Elizabeth Demby, his wife, do grant and convey unto the said Samuel Hines, Jr.,
Howard Hines, Cornelius Hines, Carl E. Hines and Pearl Cain, their heirs and assigns
in fee simple, all that lot or parcel of land situate, lying and being in First Election
District of Kent County aforesaid and described as follows, that is to say, lying on
the north side of the public road leading from Millington to Smyrna, adjoining the lands
of the said Samuel Hines, Jona K. Spayd, Charles O. Cacy and others, and described as
follows:

BEGINNING for the same at a point on the east side of the private road
leading from the aforesaid public road to the dwelling house on the lands of the
aforesaid Jona K. Spayd, sixteen and ninety-six hundredths perches from a point at
the entrance of said private road, (which point is the corner of the original tract
and 56 perches from the first iron upright at the east end of the bridge over the
Cypress Branch) and running thence with the lands of the said Jona K. Spayd, north

*Mailed to Samuel Hines, Jr.
11-1-46*

Exhibit 1

forty-one degrees east seventy-three and fifty-four hundredths perches to a hewn stone marked "B37"; thence northforty one degrees west six perches to the stream called Cypress Branch; thence with said stream south forty-three and three quarters degrees west eight and eight tenths perches; south sixty-six degrees west, five and twenty-eight hundredths perches; north seventy-eight degrees west, eight and twenty-eight hundredths perches; south forty-two and one-half degrees west, six and forty-eight hundredths perches, south fifty seven and three quarter degrees west, nine perches; south sixty one degrees west, twenty one and six tenths perches, south eighty-eight and one quarter degrees west, seven and eighty-four hundredths perches; north fifty-six and one quarter degrees west, six and ninety-six hundredths perches; south eighty degrees west, seven and twenty-four hundredths perches; south thirty-three and three quarter degrees west, ten and nine tenths perches to the corner of the part of the original tract sold off in lots; thence by and with said lots south fifty and three quarter degrees east, forty-two perches to the beginning, containing ten acres and seventy-eight perches of land.

BEING, the same property conveyed to Samuel Hines by Alexander Williamson, et al, by deed dated 27th. day of December, 1894, and recorded in Liber S.G.F. No. 3, folio 154, a Land Record Book for said Kent County, Maryland.

PARCEL NO. 2 - All that lot or parcel of land, situate in the upper District of Kent County, and State of Maryland, lying on the left side of the Public Road leading from Millington to Smyrna and within the distance of Three hundred yards, of the former place, containing two acres of land, more or less.

BEING, the same property conveyed to Samuel Hines by Isaac M. Jones, et al by deed dated 25th. day of September 1872, and recorded in Liber J.K.H. No. 10, folio 525, a Land Record Book for said Kent County, Maryland.

The above two parcels of land being the same property conveyed to Albert Demby and Elizabeth Demby, his wife, by Samuel Hines, Jr., and Daisy Hines, his wife, by deed dated June 17th. 1944, and recorded in Liber R.A.S. No. 37 folio 124, one of the Land Records of Kent County, Maryland.

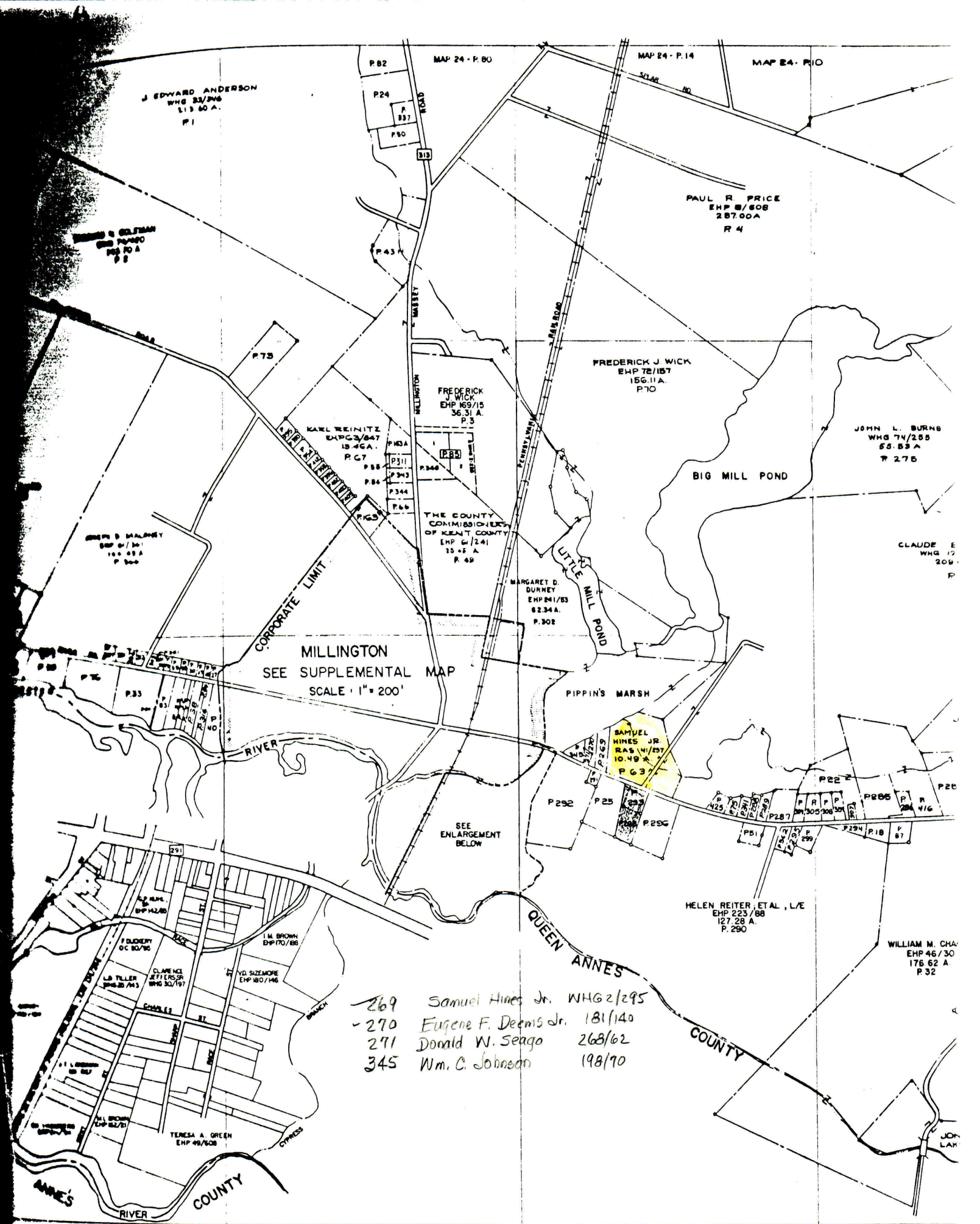
This property is re-deeded by Albert Demby and Elizabeth Demby, his wife, because the deed to them was not executed by all the heirs of Samuel Hines, Sr.

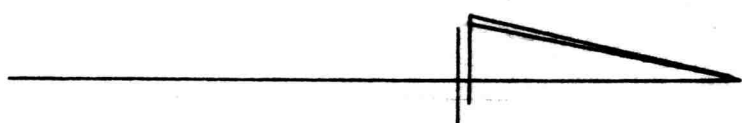
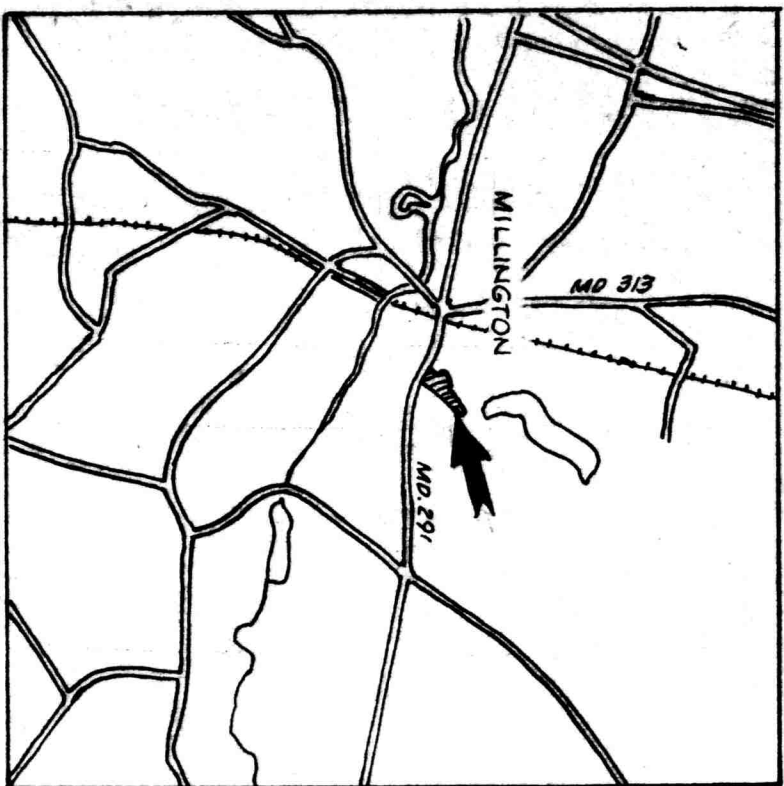
The said grantees in this deed were children and heirs at law of the late Samuel Hines.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the lot or parcel of land and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto, belonging or appertaining unto and to the proper use and benefit of the said grantees, their heirs and assigns, in fee simple.

And the said Albert Demby and Elizabeth Demby, his wife, covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of said Land as may be requisite.





Wick Bros. Ltd.

JOHN L. BUENS

CYPRESS BRANCH

Wick Bros. deed line

EUGENE F. DEEMS, JR.

PARCEL 2
EAS 41/297
2.181 Ac.±

WHS 2/295
1.969 Ac.±

PARCEL 1, EAS 41/297
10.721 Ac.±

CLAUDE EVERETT

NO.	BEARING	DIST.
1	N 57° 11' 30" W	505.80
2	N 34° 18' 40" E	389.17
3	N 49° 48' 30" W	80.13
4	N 02° 36' 20" E	123.59
5	N 58° 21' 30" E	128.82
6	S 65° 31' 50" E	260.16
7	N 63° 22' 40" E	663.04
8	S 60° 00' 20" E	52.73
9	N 05° 22' 20" E	64.21
10	N 66° 37' 20" E	195.44
11	S 36° 45' 40" E	100.48
12	S 45° 14' 20" W	1437.55

MO. RTE. 291



PLAT OF A SURVEY OF SEVERAL PARCELS OF THE

SAMUEL HINES HEIRS LANDS

1ST DISTRICT, KENT COUNTY, MD.

Scale 1"=100'

April 1995.

William R. Nuttle, Reg. Surveyor
Chester town, Md.

I.P. = iron pipe